

Recommendation Report for Planning Permission for Works or Extension to a Dwelling

REF NO: R/206/18/HH

LOCATION: 4 Hudson Drive  
Rustington  
BN16 2AX

PROPOSAL: Loft conversion to include 2 No. front dormer windows & rooflights on front & rear elevations.

**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION      The proposed development seeks to construct two dormers and a large Velux on the front roof slope of the host dwelling. It also seeks to add six Velux windows to the rear roof slope.

**REPRESENTATIONS****REPRESENTATIONS RECEIVED:**

Rustington Parish Council  
Parish Council - No objection.

No representations received from occupiers of neighbouring dwellings.

**CONSULTATION RESPONSES RECEIVED:**

None.

**POLICY CONTEXT**

Designation applicable to site:  
Within built up area boundary

**DEVELOPMENT PLAN POLICES**

|       |                                                         |
|-------|---------------------------------------------------------|
| DDM1  | D DM1 Aspects of form and design quality                |
| DDM4  | D DM4 Extensions&alter to exist builds(res and non-res) |
| DSP1  | D SP1 Design                                            |
| SDSP2 | SD SP2 Built-up Area Boundary                           |

[Rustington Neighbourhood Plan 2014 Policy 2](#)      Housing Design

**PLANNING POLICY GUIDANCE:**

|      |                                     |
|------|-------------------------------------|
| NPPF | National Planning Policy Framework  |
| NPPG | National Planning Practice Guidance |

## CONCLUSIONS

### PRINCIPLE

The application site is located within the built up area boundary, where the principle of development is acceptable subject to accordance with the relevant development plan policies, as stated in SD SP2 of the Arun Local Plan. In this case, the key policies are deemed to be D DM1 and D DM4 of the Arun Local Plan. Additionally, Policy 2 of the Rustington Neighbourhood Development Plan.

Policy SD SP2 of the Arun Local Plan states that development should be focused within the Built Up Area Boundary, and will be permitted subject to consideration against other policies in the Local Plan.

Policy D DM1 sets out 13 design aspects of which applications should be assessed against. These include: Character, Appearance, Impact, Innovation, Adaptability, Crime Prevention, Trees, Public realm, Layout, Public Art, Density and Scale.

Policy D DM4 sets out criteria for which applications relating to extensions and alterations of existing buildings must be assessed against. They generally seek to minimise the impact of the proposal on the character of the host dwelling, its neighbours and the locality.

Policy 2 of the Rustington Neighbourhood Development Plan states that development proposals will be supported providing that their scale, density, massing, height, landscape design, layout and materials reflect and enhance the established character of the area.

### DESIGN AND VISUAL AMENITY

The proposed front dormers are visible within the street scene, however, they are not considered to have any significant harm on the appearance of the host dwelling, or the established character of the area. They are considered to be sympathetic in design and well integrated with the host dwelling. Their maximum height is 0.6m lower than the maximum ridge height of the host dwelling, and they are sited approximately 1m from the Western and Eastern ends of the roof.

The proposed rear rooflights are not available within the street scene of Hudson Road, as a result of their siting at the rear of the dwelling. Whilst there are some views of the rear from the road behind (Hawke Close), these are not readily available, and the principle of rooflights is already established in this locality.

Therefore, the proposed development is considered to be in accordance with D DM1(2), D DM4(a) and (b) of the Arun Local Plan.

### NEIGHBOURING RESIDENTIAL AMENITY

The proposed development is not considered to have any unacceptable impact upon the neighbouring residential amenities of the area. The front dormers provide views towards the street scene only, which is considered to be acceptable. The proposed rear rooflights have potential for overlooking, and will therefore be conditioned to be obscure glazed and non-opening below 1.7m. No part of the proposal extends beyond the existing footprint of the host dwelling, which is considered to alleviate any potential overshadowing or overbearing impact of the development.

Therefore, the proposed development is considered to be in accordance with D DM1(3) and D DM4(c) of the Arun Local Plan.

### SUMMARY

The proposed development is deemed to accord with relevant development plan policies and as such is recommended for approval subject to the following conditions.

## HUMAN RIGHTS ACT

The Council in making a decision should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as Arun District Council to act in a manner, which is incompatible with the European Convention on Human Rights.

Consideration has been specifically given to Article 8 (right to respect private and family life) and Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for approval of the grant of permission in this case interferes unreasonably with any local residents' right to respect for their private and family life and home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for approval is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

## DUTY UNDER THE EQUALITIES ACT 2010

In assessing this proposal the following impacts have been identified upon those people with the following protected characteristics (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation).

The proposal would have a neutral impact on the protected characteristics.

## RECOMMENDATION

### APPROVE CONDITIONALLY

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby approved shall be carried out in accordance with the following approved plans:

- Proposed Loft Conversion and Internal Alterations - AR-130-02 - July. 2018
- Proposed Loft Conversion and Internal Alterations - AR-130-03 - July. 2018
- Proposed Loft Conversion and Internal Alterations - AR-130-04 - July. 2018
- Proposed Loft Conversion and Internal Alterations - AR-130-05 - July. 2018

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 of the Arun Local Plan.

- 3 The materials and finishes of the external walls, roof and joinery of the development hereby permitted shall match in colour and texture those of the existing dwelling.

Reason: In the interests of amenity in accordance with policies D DM1 and D DM4 of the Arun Local Plan.

- 4 The velux rooflights on the north elevation of the building shall at all times be glazed with obscured glass and only openable at a high level, at least 1.7m above finished floor level.

Reason: To protect the amenities and privacy of the adjoining property in accordance with policies DDM1 of the Arun Local Plan.

- 5      **INFORMATIVE:** Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure)(England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.